

Wadebridge & Padstow CNA

Events: Community Network Areas Core Strategy Area Based Discussion Paper

Full Name	Organisation Details	Local Spatial Priorities - Question WP1 - Do you agree that these are the issues that should be prioritised?	Question WP1 - Are there any issues that should be added, removed or changed?	WP2 - Distribution / Growth	WP2 - Please let us know why or if you have an alternative suggestion for distribution.	Settlements Working Together - Question WP3 - a) Is the area dominated by one or two key towns (including any towns outside your CNA)?	Question WP3 - b) Does the area have any villages that are self contained in terms of facilities and services?	Question WP3 - c) Are there groups of smaller villages that naturally share facilities and services?	Question WP3 - d) Would you change the way these settlements work? Please let us know how.	Other Comments about the Community Network Area - Question WP4 - Do you have any other comments on future development within the Wadebridge and Padstow CNA?	Attachment(s)?	Officer Comments
Collin Brewer		No	<p>8. Protect and enhance the conservation areas</p> <p>9. Recognise the importance of the rural economy in this very fertile agricultural landscape</p> <p>10. Whilst coastal and tidal flooding is mentioned, Wadebridge in particular is liable to fluvial flooding coincident with high tide!</p>		My own suggestion would lie midway between option 2 and option 3. The area already has consent for 361+98 adequate for 5 years.	Wadebridge and Padstow dominate, but Bodmin, Plymouth and even Truro has an effect.	St. Merryn and Polzeath - but seasonally!	?	Some small settlements are now full of predominantly 2nd homes. e.g. Chapel Amble. if only locals would not sell to emmits!		No	Comments noted and will be taken into account when developing the preferred approach.
David Lobban	PCL Planning		We generally support and acknowledge the local spatial priorities. We believe that Wadebridge is the main centre for this area, and should continue to be the principal focus for growth for both employment and residential		In broad terms we therefore support a hybridised dispersed distribution focused primarily on Wadebridge, and to a lesser extent, Padstow.						No	Comments on environment, housing needs and jobs are noted and will be taken into account when developing the preferred approach.

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			<p>purposes. We are also of the view that Padstow as a major tourist destination should be the focus of additional residential development in order to secure a better balance between the economic opportunities of the town and the availability of economically active residents to fulfil the many job opportunities within the town.</p>									
Edward Heynes	Savills	Yes	<p>The issues identified are acceptable however an additional issue is that a priority is to deliver a wide range of housing to meet the overall needs of the area. While affordable housing is referred to there is a need to provide suitable types of housing to meet a variety of needs.</p>		<p>In the context of this CNA, Wadebridge is the key settlement with Padstow also playing a significant role. The remainder of the area is made up of open countryside interspersed with smaller villages. Wadebridge should clearly be the focus for development as it has a good level of services and facilities to support development but there is also a need to have regard to the requirements of</p>	<p>The CNA is dominated by Wadebridge and Padstow and, historically, these two settlements act as service centres for the surrounding hinterland. It is these two settlements, and in particular where growth should be focussed.</p>	<p>There are a number of villages that are self contained and which share facilities and it is important that these smaller settlements are supported with an appropriate level of growth commensurate with the level of services and facilities that currently exist and/or access to public transport facilities.</p>			<p>The focus for growth should primarily be on Wadebridge given that it is the key settlement within the CNA.</p>	Yes	<p>Comments on providing housing for a variety of needs and the focus of growth on the towns of Wadebridge and Padstow are noted and will be taken into account when developing the preferred approach.</p>

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					surrounding smaller villages. Careful consideration should be given to the impact of development on the coastline and AONB. There is clearly a need to make sure there is sufficient housing to meet the needs of all aspects of the community and a high level of growth is appropriate given that Wadebridge has the ability to accommodate further development.							
E Uglow	Clerk St Endellion Parish Council			Dispersed	Our Parish Council would like a mixture of town and evenly spread development so that villages can grow.							Choices noted. Will be considered in developing the Preferred Approach.
Galliford Try Strategic Land	c/o WYG		We broadly agree that the identified issues are those that should be prioritised although in terms of issue 6, it is important that the existing anomaly with the boundary of the AONB along the Camel estuary is acknowledged	Cornwall Towns / High	We support option 1C (as indicated above) across the County but we also believe that it would work best for the Wadebridge & Padstow Community Network Area. It would seek to ensure that 1,700 (85 per annum) new homes are delivered in the CNA within the next 20 years.						Yes	Comments on providing development within elements of the AONB are noted and will be taken into account when developing the preferred approach.

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			<p>and corrected to reflect the fact that the A39 Wadebridge Bypass, which runs through it, has been opened since its designation. Large scale hotel development has been granted planning permission by the Local Planning Authority in recent years within the AONB to the south of the Bypass and in so doing this anomaly created by the alignment of the Bypass has previously been acknowledged and accepted. A Briefing Note on the landscape value of the land affected by this anomaly (immediately to the south of the Bypass) has been prepared on this issue by Tyler Grange consultants on behalf of Galliford Try</p>		<p>We believe this level of provision is suitable (to meet the need) and achievable. Wadebridge, as the higher tier settlement within the CNA, is suitable and has the capacity to accommodate a large proportion of this growth. For its size it offers an excellent range and choice of services/facilities. The identified priority for the delivery of affordable housing will only be achieved if sufficient land is identified for housing in general.</p>							

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			Strategic Land. This is attached as Appendix 1. This makes it clear that development in this location would not have a negative impact on the AONB.									
Gillian Thompson	Clerk St. Minver Lowlands Parish Council			Cornwall Towns						Having given the Core Strategy documents due considerations, Members have resolved: To support Option 1: Cornwall Towns, because Members felt the small villages in rural Cornwall are at their development capacity.		Comments noted and will be considered in developing the Preferred Approach.
H Hylands	Clerk St Minver Highlands Parish Council			Cornwall Towns								Noted and will be considered in developing the Preferred Approach.
Ian Williams	Cornish Social and Economic Research Group	No	Develop a local transport plan that restricts car use and promotes alternatives within the town. Upgrade public transport links to other settlements. Maintain and respect the		'Steady-state' dispersed.					There is potential in this CNA to meet a proportion of housing need under the 'steady-state' scenario through the transfer of second homes into the residential market.	No	The area issues were developed individually for each CNA based on the priorities coming out of their Parish Plans and through consultation with the Network Managers. It is noted that many of your suggested replacement

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			<p>environment of the area, accepting the need to include all elements rather than focusing on protecting certain landscape and other designations.</p> <p>Plan for housing development to meet local need, not for unsustainable growth.</p> <p>Maintain and enhance local shops, facilities and services, with the aim of providing for the local community.</p> <p>Support and develop an ICT infrastructure so that households, businesses and others can carry out more activities on line, hence reducing travel.</p> <p>Support the needs of communities in the rural hinterland</p>									<p>issues are the same between each CNA, thus losing the local dimension to the priorities.</p> <p>However, many of the issues you raise will be covered in more detail at the next stage of the Core strategy when we begin to consider which policies will be needed in implementing the strategy. Policies should include the natural environment, the economy, affordable housing etc.</p>

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			<p>through appropriate local needs development and the maintenance of community facilities.</p> <p>Promote better quality jobs to create a more balanced economy.</p>									
J Christie			<p>Equal consideration should be given to social, economic and environmental issues.</p> <p>Add (or amend Issue 2) 'Address higher than average occurrence of second and empty homes (27.9% compared to 7.6%).'</p> <p>Add (or amend Issue 6) 'Ensure location, scale and design of new development minimises impact on the natural environment and ecosystem goods and services'</p>		<p>None of the 9 options work best for the area as the scale for each is too high to deliver sustainable development. Should the number of proposed dwellings be reduced then the preferred option would be either the Cornwall Towns or Economy led option depending on the environmental features of specific sites.</p>					<p>Future development must be sustainable; ensuring social prosperity and the continued provision of quality environmental goods and services.</p>	No	<p>Equal consideration is given to social, environmental and economic issues – this is regulated through the sustainability appraisal process.</p> <p>The additional issue suggested is important but is a generic one which would apply to all CNAs, whereas the Local Spatial Priorities have been developed individually for each CNA based on the priorities coming out of their Parish Plans and through consultation with the Network Managers. It is an issue which the Core Strategy must address,</p>

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			(including wider catchment, coast and nearshore waters). Ensure development includes adequate measures for environmental protection, enhancement, mitigation and compensation'.									whatever preferred approach is taken. Agree the importance of sustainable development and employment opportunities for this area.
John Pomeroy	Clerk Egloshayle Parish Council			Cornwall Towns / Medium	The Council preferred Option 1 but this should incorporate aspects of Option 2 in villages where it was deemed that development was in accordance with the localism bill and local support was demonstrated. The medium growth model was supported with the wish to maintain obvious development boundaries e.g. rivers/topography.						No	Comments noted and will be taken into account when developing the preferred approach.
Keith Hohenkerk			Issue 1 should be extended to enable the delivery of affordable and private housing, to support and widen the local economy as envisaged in	Cornwall Towns / Medium	Only minimal further housing development (as required for local employment/close family relationships) should be provided in the rural villages, to minimise environmentally	This CNA is dominated by Wadebridge and Bodmin (twin cities). Padstow is a secondary town.	None of the villages can be considered to be self contained; Rock has more facilities than the others, and Polzeath mainly has facilities required by the	The smaller villages appear to be too remote from each other and with too few	Residents of these villages have chosen to live there and presumably do not seek change. the provision of services to them may have	A greater range of facilities and opportunities exists in Wadebridge than elsewhere in the CNA, and this is seen as the natural growth area. Both the A39 and A389 roads by pass the	No	Comments on the role and function of the towns and villages within the CNA are welcomed and have been noted and will be taken into account when developing the

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			<p>Issues 3 and 4, by indentifying suitable sites and considering what additional infrastructure might be required to serve them. There may be an opportunity to attach covenants to any planning approvals to prevent houses from being occupied for less than say 40 weeks in any year.</p>		<p>disadvantageous commuting to Wadebridge and elsewhere. Although fairly low numbers of new houses may be required at present, further sites should be identified in Wadebridge in preparation for any future upturn in demand, and plans prepared for the infrastructure which would be required at that time to enable their construction. Thus Option 1B appears the most appropriate for current planning.</p>		<p>seasonal tourist industry.</p>	<p>facilities each to form a 'naturally sharing' basis.</p>	<p>to change with time, but can be allowed to develop gradually as required.</p>	<p>town, and so congestion in the town centre is less of a problem than it would otherwise be. however, congestion is caused by the very constricted road junction with restricted visibility in the town centre, and the town would benefit greatly from resolution of this problem.</p> <p>A large purpose built council office exists on the edge of town, and greater use of this might be made by Cornwall Council as a centre for all its services in the area.</p> <p>Communications between the 'twin cities' of Wadebridge and Bodmin could be improved by selective road widening along the A389 to provide overtaking opportunities and to improve visibility at bends. This would assist the movement of commercial vehicles as well as private cars.</p> <p>Wadebridge is undoubtedly the key town in this CNA with residents from the surrounding villages (and some locations</p>		<p>preferred approach.</p>

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										<p>more remote) using it as a centre for retail, social, medical educational and leisure facilities. Employment is mainly in service industries. where Wadebridge is unable to provide these facilities, Bodmin is only 7 miles distant, and is served by an hourly bus service from Wadebridge. There are relatively few requirements to travel further but when these are necessary the cost and/or time required to travel such distances can be daunting.</p> <p>Padstow is the second town in the CNA. It has a number of facilities, although the range is not as extensive as in Wadebridge. Employment is based to a large extent on fishing harbour facilities and the tourist industry, and as such is more seasonal. For facilities which Padstow cannot provide, travel is necessary to Wadebridge (8 miles), Bodmin (15 miles) with greater distance and/or time required to travel further for other requirements.</p>		

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										<p>There are few facilities available in most other villages, and commuting to Wadebridge or elsewhere, (mainly by private car) is essential for non agricultural workers.</p> <p>Due to AONBs, flood risk etc sites suitable for development on any meaningful scale outside Wadebridge are restricted and the town is therefore the natural centre for further development. house building is continuing and there appear to be some sites where further development could take place for housing and a wider range of employment.</p> <p>Due to their proximity, Wadebridge and Bodmin could be regarded as mutually supportive for development opportunities and this would be enhances if the bus service was increased to half hourly throughout the working and commuting day. This might be financially viable if significant supportive development did take place.</p>		

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										With rising sea levels, tidal flooding could eventually become a problem in Wadebridge as parts of the town centre are lower than existing flood defence levels. provision will need to be made for further flood defence work in the long term and the cost of this might be supported by further development on higher ground.		
M Calder	The National Trust		The Trust supports protecting the various landscape designations under Issue 6 but given that the Placed Based Issues Paper identifies the coast as an important natural asset in this area, particularly for tourism, specific mention should be made of protecting and enhancing the unspoilt character and appearance of the undeveloped coast.	Cornwall Towns	In principle the Trust favours the 'Cornwall Towns' distribution for the reasons set out earlier in this response. The Trust has concerns over the 'dispersed option' for growth, not just on climate factors, but as it is likely to have the most visual impact along the coast (SA, page 19), which should be accorded significant weight, given that it impacts on an important natural asset for this CNA. The dispersed option will also have an extremely negative effect on the historic environment (SA, page 20), and a						No	Comments on distribution and will be taken into account when developing the Preferred Approach. Protection of the coast will be issue an across all Community Network Areas which contain them. They are therefore not listed specifically for Wadebridge & Padstow, but this does not mean they will not be taken into account.

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					negative effect on Tourism with the 'most potential to jeopardise the attractiveness of much of Cornwall's more rural and coastal communities' (SA, page 34), which should be accorded significant weight, given the importance of tourism to the economy of Cornwall (Tourism Issues Paper; 1.7) as well as to its 'social, cultural and environmental wellbeing' (Tourism Issues Paper; Summary 1.1).							
M Sedgwick	Town Clerk Padstow Town Council	Yes		Cornwall Towns / Medium		Yes - Wadebridge, Padstow & Rock (Tourism related migration second homes)	Yes - St Merryn, St Minver and Port Isaac	No.	Try to encourage more working from home.	Padstow Town Council totally disagrees with the abolition of development boundaries. There should be a more balanced approach to housing as a whole.	No	Preference for medium growth/Cornwall Towns has been noted. The Town Council's strong support for development boundaries will be taken into account when developing the preferred approach.
Richard Ward	Planning Development		Page 106, Key Features,	Low	CPRE Cornwall favours the low						Yes	The issue of the high proportion of

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	<p>Manager</p> <p>Campaign to Protect Rural England (CPRE)</p>		<p>Housing – The text should include the fact that the figure of 2,406 second homes represents about 25% of the total existing housing stock or 1 in 4 dwellings. In addition given the figure relates to the whole CNA area in many villages it is possibly twice this level. Is this the highest level of second home ownership in Cornwall? If yes that should be stated in the text.</p> <p>Page 107, Local Spatial Priorities, Issues 1 and 2 – CPRE Cornwall suggests there is little point in just building more affordable housing given the scale of the problem in this CNA. CPRE Cornwall suggests the text is amended to say “To take action to limit the adverse</p>		<p>housing growth options combined with a mix of distributions based on CPRE Cornwall’s response to the main Core Strategy.</p> <p>Please see attached letter for further detail.</p>							<p>second homes within this Community Network Area is acknowledged and will be one of the key factors when determining growth in this CNA.</p>

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			impacts of a high proportion of second home ownership and ensure affected communities remain sustainable including consideration of limiting second home ownership in some locations."									
Sarah Sims	Wadebridge & Padstow Community Network Area			It was agreed that option 1 – Cornwall Towns was the preferable option with option 2 – Dispersed Distribution being used in villages where it was deemed that the development was in accordance with the localism bill and could demonstrate public support. It was also agreed to support the medium growth model.								Preference for medium growth with a Cornwall Towns scenario for distribution has been noted and will be taken into account when developing the preferred approach.
Shaun Pritchard	Tech Spec Environment		The Shoreline Management Plan highlights a								No	Comments noted and will be taken into account when

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	Agency		<p>range of coastal pressures that affect this Community Network area. These range from:-</p> <ul style="list-style-type: none"> • Polzeath. Where a longer term realignment of the waterfront properties and car parking is promoted. The SMP suggests that consideration of a Coastal Change Management Area will be required to support the relocation and adaptation of the waterfront property and amenities. • Resilience of Wadebridge and Padstow, where flood risk management and land use planning need to work in conjunction to address possible future reductions in defence standards due to 									developing the Preferred Approach.

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			<p>rising sea levels. Wadebridge represents the area of third greatest concentration of property within the Flood Zone 3 in Cornwall, although these are currently defended to around the 0.5% annual exceedance probability.</p> <ul style="list-style-type: none"> • Realignment of the shoreline at Port Gaverne and Portquin. • Supporting habitat creation, notably floodplain grazing marsh and other intertidal habitats. 									
Sue Lee	Clerk Wadebridge Town Council			Cornwall Towns	<p>Wadebridge Town Council favour Option 1 – town focus development.</p> <p>They would be keen to work with Cornwall Council to identify possible development sites within the town.</p>							Comments noted and will be considered in developing the Preferred Approach.

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Jo Wilson	St Issey Parish Council			Dispersed / Low	<p>During discussions regarding the placement of housing in our Parish, and using data from the recently produced St Issey Parish Plan, the following points have been raised which we would like you to consider when drawing up the next LDF/ Core Strategy for development in Cornwall:</p> <ul style="list-style-type: none"> •It is important in our community that provision is made for local people, particularly youngsters, to be able to remain in their community. We are fortunate in that we already have a small development of low cost housing in St Issey, which is nearing completion. Opinion is split as to development in the hamlets, however there is support for provision of affordable housing specifically for those youngsters who have always lived there. Any new housing should be 					<p>Any changes relating to Local Development Area Boundaries is a matter of concern to the community as this could have a negative impact on the open space (recreation ground) in St Issey. Currently, there is just this one area of open space for use by the parishioners. It is used for community events and is a safe and secure area where the children can play,</p> <p>The community wishes to ensure that this area is kept for use by the parishioners in perpetuity and that no building/development takes place on it. This is vitally important. Previous policies and objectives (PPG17) have supported provision of local sports and recreational facilities as part of healthy lifestyle, quality of life and the well being of the community.</p> <p>We request therefore that our wishes on this particular subject are taken into account when drawing up the new Local Development Framework and when</p>		<p>Comments noted and will be considered in developing the Preferred Approach.</p> <p>Identifying local sites (and settlement boundaries) are likely to be issues for Neighbourhood plans. The need for a policy in the Core Strategy to protect open space can be explored at the next stage of the plan preparation.</p> <p>The Local Development Framework will set out a clear definition of what is meant by 'Affordable housing'</p> <p>The Council cannot control second homes under current national legislation.</p>

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					<p>for permanent residents only.</p> <ul style="list-style-type: none"> •The term affordable can be misleading and a more appropriate term such as "local needs" is preferred. •The number of second and holiday homes should be limited, as, in large numbers, they become a threat to the survival of the community. <p>The development should therefore be low and of a dispersed nature.</p>					<p>looking at the Core Strategy Options for our area so that our Recreation Ground is protected from development.</p>		